

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Darcel Copes  
Debtor

Case No. 18-16563-elf  
Chapter 13

## **CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Antoinett  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Nov 13, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 15, 2019.

db            #+Darcel Copes,    6136 Washington Avenue,    Philadelphia, PA 19143-2915

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 15, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 13, 2019 at the address(es) listed below:

ERIK B. JENSEN on behalf of Debtor Darcel Copes akeem@jensenbagnatolaw.com,  
gilberto@jensenbagnatolaw.com;mjmecf@gmail.com;jensener79956@notify.bestcase.com  
JOSHUA DOMER on behalf of Creditor City of Philadelphia joshua.domer@phila.gov,  
karena.blaylock@phila.gov  
KEVIN G. MCDONALD on behalf of Creditor CHONDRITE REO, LLC (2) bkgroup@kmllawgroup.com  
PAMELA ELCHEFT THURMOND on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov,  
karena.blaylock@phila.gov  
REBECCA ANN SOLARZ on behalf of Creditor CHONDRITE REO, LLC (2) bkgroup@kmllawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 7

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

## ORDER

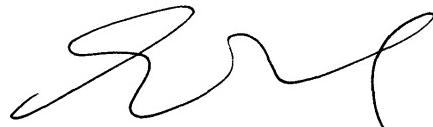
**AND NOW**, upon consideration of the Debtor's Motion to Reconsider Order Granting Motion for Relief from the Automatic Stay (Doc. # 82) and after a hearing, and for the reasons stated in court, it is hereby **ORDERED** that:

1. The Motion is **GRANTED**.
  2. The Order dated October 15, 2019 is **VACATED** and the automatic stay is **REINSTATED** as to Chondrite Reo, LLC (“the Lender”), **SUBJECT TO** the remaining provisions of this Order.
  3. **On or before November 19, 2019**, the Debtor shall make a payment of **\$4,000.00** to the Chapter 13 Trustee to reduce the delinquency in payments under the terms of her confirmed chapter 13 plan.
  4. **On or before December 13, 2019**, the Debtor shall make a second payment of **\$4,000.00** to the Chapter 13 Trustee to reduce the delinquency in payments under the terms of her confirmed chapter 13 plan.
  5. In the months of **January, February and March 2020**, the Debtor shall **add to her regular trustee chapter 13 plan payment**, the additional sum of **\$935.00** to cure the delinquency in payments under the terms of her confirmed chapter 13 plan.
  6. In the event that the Debtor fails to make the payment required by Paragraph 3, upon

certification of default filed with the court and served on the Debtor and the Debtor' counsel, the court may grant relief from the automatic stay to the Lender, without a further hearing.

7. In the event, the Debtor fails to make any of the payments required by Paragraphs 4 and 5 and or any of the payments required by her confirmed plan, the Lender may give the Debtor and Debtor's counsel written notice of the default and if such default is not cured within fourteen (14) days after the service of the notice, upon certification of default filed with the court and served on the Debtor and the Debtor' counsel, the court may grant relief from the automatic stay to the Lender, without a further hearing.
8. The provisions of Paragraph 7 shall **EXPIRE** after the Debtor makes the plan payment due in **June 2020.**

Date: November 13, 2019



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ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE

cc: Darcel Copes  
6136 Washington Ave  
Philadelphia, PA 19143